



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1252

OMNI BUSINESS PARK

FOR LEASE



7381-7441 114TH AVE.
LARGO, FL 33773

- OFFICE & FLEX SPACE AVAILABLE
- MINUTES FROM ST. PETE/CLEARWATER INTERNATIONAL AIRPORT (PIE)
- CLOSE TO US HIGHWAY 19 & I-275
- LOCAL, RESPONSIVE PROPERTY MANAGEMENT TEAM
- ON-LINE WORK ORDER SYSTEM
- 1,252 SF – 12,393 SF
- **LEASE RATE: \$14.50 - \$16.00/SF**

MODIFIED GROSS



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

www.kleinandheuchan.com



PROPERTY OVERVIEW

ADDRESS: 7381 – 7441 114th Ave.
Largo, FL 33773

LOCATION: Sits on the corner of 114th Ave & 117th Ave, between Belcher Rd & 66th Ave

LAND AREA: 8.6258 acres

ZONING: PUD, M1, City of Pinellas Park

DIMENSIONS: Irregular

LAND USE: Office Building

FLOOD ZONE: X – (No flood insurance required)

IMPROVEMENTS: 136,439 SF Building

LEGAL DESCRIPTION: See listing file

YEAR BUILT: 1987

CLEAR CEILING HEIGHT: varies

UTILITIES: Electric (Duke Energy)

Water/Sewer – Pinellas County Utilities

PARKING: 3.7/1,000

PRESENT USE: Office & Flex

TAXES: \$115,267 (2021)

PARCEL ID #: 18-30-16-69768-200-1100

LEASE RATE: \$14.50-\$16.00/SF Modified Gross **TRAFFIC COUNT:** N/A

NOTES: Park like setting just minutes from major roadways. Recent updates to the exterior include new paint, resurfaced parking lot, redesigned monument and upgraded LED parking lot lights.

KEY HOOK #: N/A

ASSOCIATE: Renee Opland

K&H SIGNAGE: (2) 3' x 4'

LISTING CODE: LO-1252-4-14

SHOWING INFORMATION: Contact listing agent for appointment.

LEASING INFORMATION

PROJECT SIZE: 136,439 SF

SPACE AVAILABLE: 1,252 SF – 12,393 SF

PARKING: 3.7/1,000

OCCUPANCY: Immediate

RENT: \$14.50 - \$16.00/SF, Modified Gross

ESCALATION: 3%

OTHER CHARGES**LESSOR****LESSEE**

Real Estate Taxes

X

Insurance

X

Insurance: Personal Property & Liability

X

Trash

X

Exterior Maintenance

X

Interior Maintenance

X

Water

X

Management

X

Electric

X

MINIMUM TERM: 1 year

SIGNAGE: Monument